

SUMMARY OF COMMUNITY MEETING FOR SLAG RE-PROCESSING AT THE VEREDE VALLEY FAIRGROUNDS

7 PM, FEBRUARY 13, 2008
CITY COUNCIL CHAMBERS
826 NORTH MAIN ST.

The meeting began at 7 PM with a presentation by Tom Hurkett and was attended by about 26 people in addition to the applicants and Staff. Notices highlighting the community meeting as well as the pending P&Z hearing (Feb. 25th) were mailed to roughly 170 people living within 500 feet of the fairgrounds property.

Mr. Hurkett introduced the applicants and provided an overview of the location, the site, the slag processing proposal and the intended truck route along Aspen and 6th Streets. He mentioned the placement of a rock crushing facility and 80-foot tall storage silos and catwalk structures. He stated they are not planning to routinely operate 24 hours a day, but would like the ability to do so, as market demands may require. It would take six months to set up the site and an investment of about \$8 million.

Mr. Hurkett addressed the noise issue by reviewing a decibel chart with the audience and discussing examples of various decibel ranges; as well as a map of decibel contours emanating from the center of their similar facility in Ajo. The map was created based on sound samples taken at various locations. For reference, he advised that average noise levels associated with normal speech range around 60 decibels. He mentioned the operation in Ajo has a school and residences located about 1,000 feet from the site, that existed prior to the opening of the Ajo plant. He said there have been few complaints in the 20 year history of the operation. The sound levels measured in this vicinity ranged into the upper 40s. Mr. Hurkett advised that the nearest Cottonwood residents would be about 1,350 feet from the proposed plant. This plant would also feature newer equipment and technology than the plant in Ajo. He said the biggest noise impact would probably come from back up alarms on machinery.

Other issues/questions highlighted by attendees and the responses:

- Why not process the slag somewhere else? Cost-prohibitive.
- Why 20 years? That's how it would take them to use up the whole pile.
- Dust? They have state of the art central dust collectors. The dust is valuable, so they collect it very thoroughly. In fact, no breathing equipment will be required by OSHA.
- Height standards? There are no height standards associated with the CF zone. The fire department is still formulating a response to this issue.

- Lighting? He said it would be shielded, but also placed along cat walk 80 feet high.
- Affect on property values? Values of nearby properties in Ajo have tripled since the plant opened 20 years ago.
- What happens to the site when you're done? We remove the equipment.
- How will you keep the kids out of there? It will be fenced.
- Will there be a security guard? No.
- What color will the silos be? Any color you want them to be.
- How many trucks? Ten to twenty 40-ton trucks per shift.
- What happens to the drainage? It will be contained in retention areas on-site.
- Is the run-off toxic? No, it's inert, glass-like with some iron in it. The pile has been sitting there with rain water draining through it since 1937 (dumping began in 1911).
- How much sales tax will the City get from this? Probably very little. Most material will be further processed as part of manufacturing processes associated with a variety of products. Very little will be sold retail as finished product.
- How much water will this use? Very little. We will also be required to use effluent from the treatment plant for this type of activity.
- Will truck headlights impact Aspen and Sixth Street? Yes, at night.
- Will this be a conflict with future Rec Center traffic? The Rec Center will pose a larger traffic impact.
- How do we address street maintenance on Aspen and Sixth Street? They will be required to contribute to maintenance costs via a separate agreement with the City.
- How many employees? Fifteen. May bring a couple from Ajo. He also talked about their benefit plan.

Toward the end of the meeting, Staff reminded the attendees that City Council does not review Conditional Use Permits. Therefore, action by the P&Z Commission would be final, unless appealed to the Council. Any person can file an appeal within 15 days after action by the Commission.

The meeting was adjourned about 8:45 PM.